Karen Johnson
Batch # 1405036
04/14/2026 09:53:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260414-0030207

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 Truist Plaza
401 Commerce Street
Nashville, TN 37219

SCRIVENER'S AFFIDAVIT

Map/Parcel Numbers: 172-14-0-A-99.00

Property Address: 1220 Wexford Downs Lane
Nashville, Tennessee 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

John M. McDonald, being first duly sworn, states as follows:

1. I prepared a Quitclaim Deed from **Shirley Waller**, as grantor, to **The Shirley Waller Revocable Trust, U/A Dtd. November 22, 2024**, as grantee, which Quitclaim Deed recorded on November 26, 2024, in Instrument No. 20241126-0092455, in the Register's Office for Davidson County, Tennessee.

2. After recording the Quitclaim Deed, I became aware that the deed contained two scrivener's errors. First, the Map-Parcel Number identifier is incorrect as it includes the Map Number but fails to include the Parcel Number. Second, the property description refers to property as being "part of" the property, which is incorrect.

3. Accordingly, the correct parcel identifier in the Quitclaim Deed should be **172-14-0-A-99.00.**

4. In addition, the final paragraph of the property description in the Exhibit A to the Quitclaim Deed, which is the "derivation clause," should read as follows:

> BEING the same property conveyed to Dwight Waller and Wife, Shirley Waller, by Deed from Beazer Homes Corp, D/B/A Phillips Builders, of record in Book 11680, Page 468, Register's Office of Davidson County, Tennessee. The aforesaid Dwight Waller predeceased Shirley Waller and caused the property to vest entirely in his wife, Shirley Waller, by operation of law.

5. This Affidavit is made of my personal knowledge to correct the error above-described.

FURTHER AFFIANT SAITH NOT.

John M. McDonald

OATH AND ACKNOWLEDGMENT

On this 10th day of April, 2026, before me, a Notary Public, duly commissioned and qualified, in and for the State and County aforesaid, personally appeared **John M. McDonald**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My commission expires: 12/22/26



11286 Scrivener Affidavit